

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/11/2006
Grantor(s): CLIFFORD O. LOPEZ AND FELICITY ROSS LOPEZ, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$432,000.00
Recording Information: Instrument 20060912001318360
Property County: Collin
Property: BEING LOT 30, IN BLOCK 2/8733, OF BENT TREE NORTH NO. 3, AN ADDITION TO THE CITY OF DALLAS, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME G, PAGE 750, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.
Reported Address: 5132 SUMMIT HILL DRIVE, DALLAS, TX 75287-7536

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: HSBC Bank USA, N.A., as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2006-7

Mortgage Servicer: Nationstar Mortgage LLC

Current Beneficiary: HSBC Bank USA, N.A., as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2006-7

Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of January, 2017

Time of Sale: 10:00AM or within three hours thereafter.

Place of Sale: AT THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BUILDING LOCATED AT 2300 BLOOMDALE ROAD, MCKINNEY, TEXAS 75071 in Collin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Collin County Commissioner's Court.

Substitute Trustee(s): DEAC CAUFIELD, ALISON GRANT, GREG BERTRAND, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and DEAC CAUFIELD, ALISON GRANT, GREG BERTRAND, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

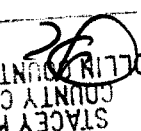
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. DEAC CAUFIELD, ALISON GRANT, GREG BERTRAND, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

BY: 
STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
DEPUTY

2016 DEC 12 AM 10:49

FILED
POSTPKG